

Details of needed improvements, with projected reserve balance, assuming increase is approved:

	2015	2016	2017	2018	2019	2020
Major tree care		\$6,000		\$6,000		\$6,000
Sprinkler upgrade		\$6,000	\$6,000			
Fence replacement	\$7,500	\$7,500				
Slurry seal streets					\$15,000	

Proposed language of amendment to Declaration:

The actual amendment we sign will begin with several paragraphs of required legal recitals that are not shown here. What is shown here is only the proposed wording of the actual change itself.:

Now, therefore, the undersigned amend said restrictions as follows:

- 1) In accordance with Article 4.3 of the Declaration:
 - a. The maximum annual assessment will be increased to \$1,560 per unit, effective July 1, 2015.
 - b. The maximum annual assessment will be increased to \$1,680 per unit, effective July 1, 2016.

- 2) Article VIII of the Declaration, "Exterior Maintenance", shall read:

"8.1 The Association shall maintain or provide for the maintenance of the Common Properties. This includes, and is limited to, landscaping, irrigation, tree care, streets, street lighting, and fences on the perimeter of the Common Properties, meaning fences separating property owned by the Association or any Owner from property not owned by the Association or any Owner.

8.2 All maintenance of the Dwelling Units and Lots, interior and exterior, shall be the responsibility of each Owner and shall be performed in accordance with all provisions of the Declaration and its current amendments. This includes, but is not limited to, roofs, exterior Dwelling Unit surfaces, glass, paint, gutters and downspouts, driveways, decks and patios, privacy walls, walkways, retaining walls and borders, and fences not on the perimeter of the Common Properties.

8.3 Notwithstanding the provisions of Sec. 8.2, the Association may include in the annual operating budget an allowance for certain general exterior maintenance such as providing gutter cleaning for all Dwelling Units if deemed to be in the interest of preserving Dwelling Units.

8.4 Any maintenance normally required under Sec 8.1 caused by negligent or intentional action of any Owner or their agents or guests shall be the responsibility of said Owner to fully repair. In such events, the Board will provide Owner written notice of need to repair. If satisfactory repairs are not begun within 90 days of such notice, the Board may make such repairs for the Owner's account and add the costs to the Owner's Lot assessment, enforceable by lien in accordance with Article 4.9.

8.5 All prior versions of Article VIII, the original and all amendments, are superseded by this amendment."